

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 35 Holt Street, Ardeer, VIC 3022

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$0

Median sale price

Median price

NA

Property Type

House

Suburb

Ardeer (3022)

Period - From

30/08/2020

to

29/11/2020

Source

RP Data

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
80 ESMOND STREET, ARDEER VIC 3022	\$650,000	29/10/2020
20 SUNHILL CRESCENT, ARDEER VIC 3022	\$690,000	30/10/2020
47 CHELSEY STREET, ARDEER VIC 3022	\$690,000	28/10/2020

This Statement of Information was prepared on: 30/11/2020